

CITY OF CALLAWAY  
PLANNING BOARD MEETING MINUTES  
MAY 17, 2022 – 6:00 P.M.

The Callaway Planning Board met in regular session with Bob Bell, Chairman, Tony Roman, Vice-Chair and Board Members Kenneth Ayers, John Hagan, and Robert Hinton were present. Also present were Bill Frye, Public Works/ Planning Director and Audra Boswell, Administrative Support Clerk. Board Members James Dougall, Steve Woolsey and Kenneth Ayers were not present.

The meeting was called to order by Bob Bell, followed by a moment of silence and the Pledge of Allegiance.

**APPROVAL OF MINUTES**

May 3, 2022

Vice-Chairman, Roman requested to remove the last sentence about the A & B parcel in paragraph two under the Voluntary Annexation Application, as it was confusing, when the sentence before it explained it.

**Motion:**

Motion was made by Vice-Chairman Roman, and seconded by Board Member Hinton, to approve the minutes of May 3, 2022, as amended. Motion carried unanimously.

**NEW BUSINESS**

**Development Order Review – Gay Avenue Townhomes, 403 N. Gay Avenue (Redesign)**

Bill Frye, Director of Public Works/Planning, reviewed and advising, this is a re-design. It was initially reviewed back in April 2019 and since then, they have put in all the infrastructure. However, they are re-designing the storm water pond to be enlarged to handle more as they are wanting to go from 30 units to 40 units. This is considered a substantial deviation therefore it needed to come back before the Planning Board and the City Commission. They still meet all the parameters of the LDR and zoned high density residential multi-family. The additional impervious surface will be taken care of by the enlarged retention pond. Just to the North of this property is an extremely large outfall ditch that Bay County has that carries all the water to Veteran's Park and on out over the spillway for those heavy rains we have from time to time.

Director Frye advised that it is his recommendation for this board to recommend approval to the City Commission.

Board Member Hinton asked if all board was voting on was a permit, and that this was all reviewed, passed and accepted back in 2019. Director Frye addressed that it was with 30 units at that time. Director Frye went over the plans and did advise they are planning on dedicating all roads, water, and sewer to the City of Callaway. The City will accept everything except the retention pond as their HOA will be required to maintain the retention pond along with their right of ways. Discussion ensued.

**Motion:**

Motion was made by Board Member Hinton, and seconded by Vice-Chairman Roman, to approve the DO for Gay Avenue Townhomes, recommending same to Commission. Motion carried unanimously.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:10 p.m.

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Audra Boswell, ASC

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Board Chairman